

CICERO UNIFIED DEVELOPMENT ORDINANCE UPDATE

7.19.2021



UNIFIED DEVELOPMENT ORDINANCE OUTLINE – CHAPTER 114

Article VIII. Article 8: Stormwater Standards

Commented [KS1]: Standards in this Article are taken from Chapter 38, Article 4 of the Town Code.

This Article should be reviewed by the Town Engineer for consistency with current practice and County codes.

A. Division 1: General Requirements and Applicability

1. Applicability

- a. A combination of stormwater detention and controlled release rates for stormwater runoff is required for all new construction, additions to existing structures or appurtenances, and any additional development or change ~~or of~~ use which will increase the volume of stormwater runoff over that which existed before the proposed development. Such detention and release rate shall be calculated in accordance with the procedures accepted by the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) and from time to time amended. Each development under this Article shall discharge stormwater at the specified release rate into an existing or proposed ~~natural~~ stormwater outlet. All plans, calculations, and specifications shall be subject to the review of the Town Engineer and shall receive his approval before commencement of any construction. Any other provision of this Chapter contrary notwithstanding, whenever the Town or a governmental entity is the owner or purchaser of any real property, which is the subject of a subdivision, it is exempted from this Article.

2. Consistency

- a. ~~All development must comply with the Cook County MWRDGC Watershed Management Ordinance or WMO, and the landscape standards established in Article 5, Division 2 (Landscaping, Buffering, and Screening), except for modifications adopted by the Town.~~

3. Requirements

- a. ~~The release rate of stormwater runoff for new construction shall not exceed the volume of stormwater that would run off the entire subject site in its natural undeveloped state for a three-year rainfall intensity. For additions or changes in use, stormwater detention will only be required for that portion of a parcel being developed and increasing the volume of stormwater runoff greater than the land in its natural, undeveloped state.~~
- ~~b. a. The live detention storage to be provided under this Article will be calculated on the basis of a 100-year frequency rainfall as published by the National Weather Service for this area and will have sufficient volume to handle the runoff for any and all durations from the parcel subject to the detention under this Article.~~
- c.



4.3. Exemptions; Procedures

~~a. Exemptions. Under this Article, stormwater detention facilities meeting the criteria and requirements established in this Article are not required by the Town for the projects listed in this subsection, provided that the available outlet capacity is adequate as determined by the Town Engineer. If the outlet capacity is not adequate detention, as determined by the Town Engineer, will be required to store that portion of the runoff exceeding the outlet capacity. The exempt projects shall be as follows:~~

- ~~(1) Residential single family projects having a total area of less than five acres.~~
- ~~(2) Residential multiple family projects having a total area of less than one third acre; however, any paving of parking areas must be approved by the Town Engineer.~~
- ~~(3) Nonresidential projects, having a total area of less than one third acre, with the same stipulation as in subsection (a)(2) of this Section.~~
- ~~(4) Nonresidential projects consisting of not less than 500,000 total square feet, if recommended by the Town Engineer.~~

~~b.a.~~ Submission of drawings and calculations. All drawings and calculations shall be submitted in quadruplicate to the Town engineer for his approval before any construction permits being issued.

~~b.b.~~ Metropolitan Water Reclamation District Manual of Procedures. In addition to the requirements of the Town in securing a permit for connections to the Town sanitary sewer system and the stormwater system, the application shall be governed by the Metropolitan Water Reclamation District Manual of Procedures for the administration of the sewer permit requirements in Article III of Chapter 98. The procedure of the rules and regulations that are more strict shall govern.

B. Division 2: Floodplain and Flood Damage Prevention

~~c.c.~~

